

**EXHIBIT A – FINDINGS**  
**DRC2014-00040 Doster**

***CEQA Exemption***

- A. The project qualifies for a Class 3 Categorical Exemption, pursuant to State CEQA Guidelines Section 15303, because it involves the permitting of two “as built” greenhouse buildings in the rear yard of an existing single family residence and will not require the removal of native trees or vegetation. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from proposed project.

***Minor Use Permit***

- B. The proposed project is consistent with the San Luis Obispo County General Plan because a residential accessory use is a permitted use in the Residential Single Family land use category, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Public Works, Coastal Watersheds, Visual and Scenic Resources, Archeology, and Hazards.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the two greenhouse buildings will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the permitting of two “as built” greenhouses will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on 10<sup>th</sup> Street, a local road constructed to a level able to handle any additional traffic associated with the project.

***Coastal Access***

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is not immediately adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

***Archaeology***

- H. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because it would permit two existing greenhouse buildings in an already disturbed / landscaped year patio area of an existing single family residence and because the greenhouse buildings have an earthen floor with no permanent foundation.